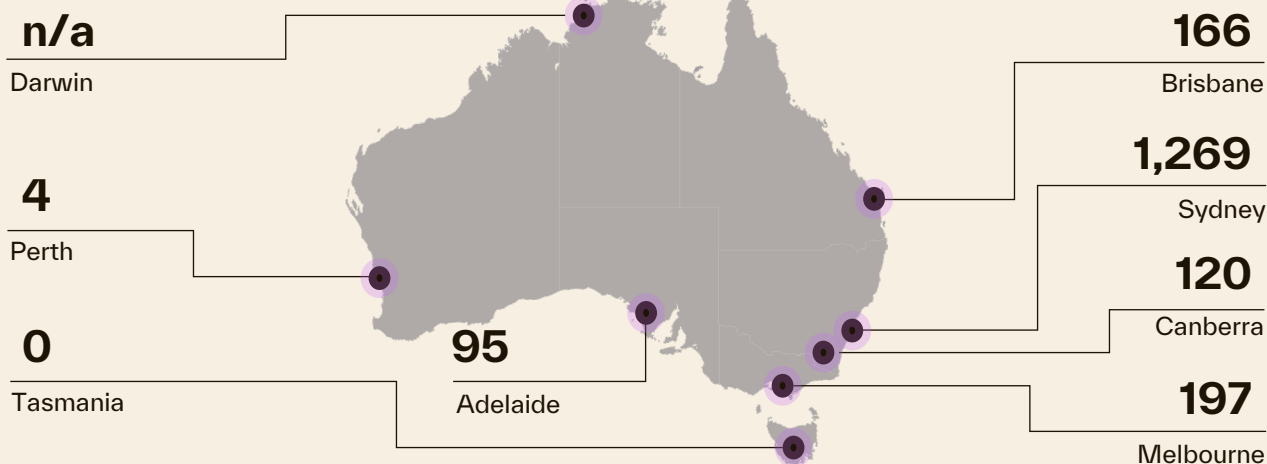


# Auction market preview

Week ending 28 September 2025

## Auctions this week



## Melbourne auction numbers dive as footy fever descends

Auction activity across the combined capitals is set to dive - 29.8% this week, with Victoria enjoying a long weekend amid Saturday's AFL grand final. Currently, 1,851 homes are scheduled for auction across the capitals, down from the 2,638 seen last week but roughly in line with the 1,836 that went under the hammer this time last year.

Melbourne's auction activity is expected to tumble, with just 197 auctions currently scheduled across the city. The previous week (1,311) saw Melbourne host its busiest auction week since early June (1,516), while this time last year 236 homes were auctioned.

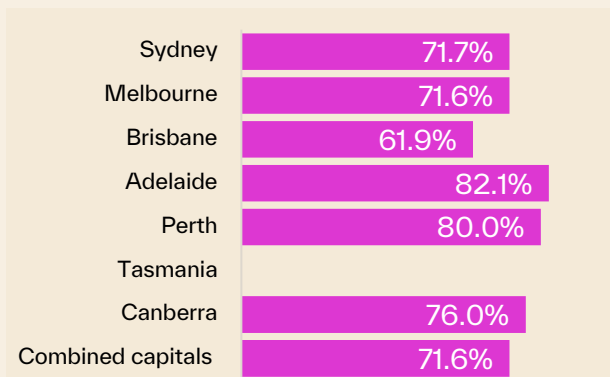
In contrast, Sydney is set to host its busiest auction week since mid-April (1,282), with 1,269 homes expected to go under the hammer. Last week saw 915 homes auctioned across the city, while 1,199 auctions were held this time last year.

Across the smaller capitals, Adelaide (-22.8%) and Brisbane (-2.9%) will see auction numbers to decline this week, while Canberra (15.4%) is set for a rise in activity. Despite the dip, Brisbane will be the busiest auction market among the smaller capitals, with 166 auctions scheduled, followed by Adelaide (95). Canberra is expecting its busiest auction week since early February (131), with 120 auctions currently scheduled, while just four homes are set to go under the hammer in Perth this week. There are currently no auctions scheduled in Tasmania.

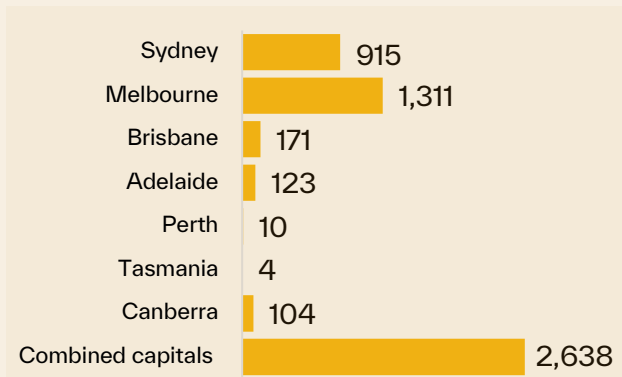
Auction activity is set to linger below the 2,000 mark next week, with lower volumes from the Labour Day/Kings' birthday long weekends in NSW, ACT, QLD and SA partially offsetting the expected rebound in Melbourne auction numbers.

## Capital city auction statistics (Final) – w/e 21 September 2025

### Clearance rate



### Total auctions



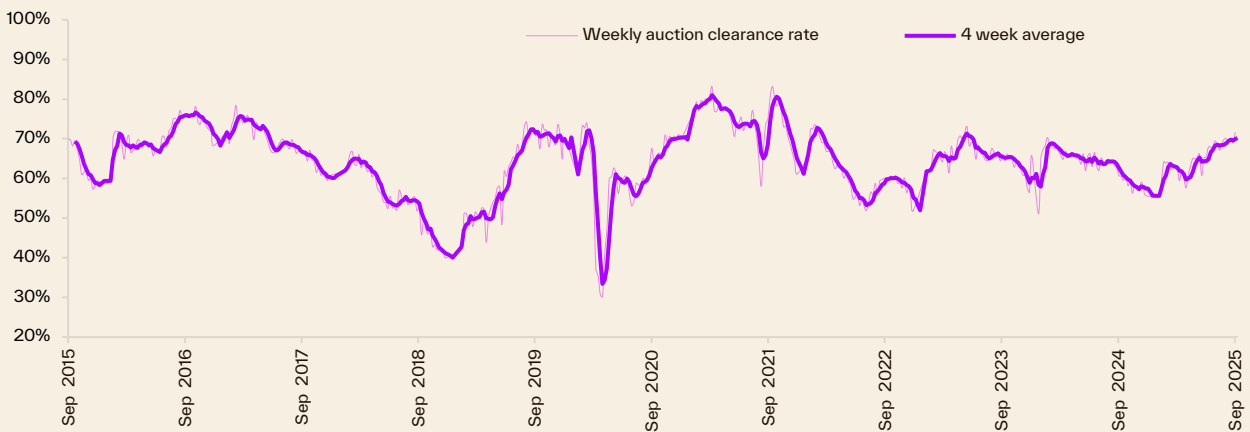
# Auction Market Preview

## Capital city auction statistics (Final) – w/e 21 September 2025

City	Clearance rate	Total auctions	Cotality auction results	Cleared auctions	Uncleared auctions
Sydney	71.7%	915	914	655	259
Melbourne	71.6%	1,311	1,305	935	370
Brisbane	61.9%	171	168	104	64
Adelaide	82.1%	123	123	101	22
Perth	80.0%	10	10	8	2
Tasmania	n.a.	4	3	0	3
Canberra	76.0%	104	104	79	25
Combined capitals	71.6%	2,638	2,627	1,881	746

Note: A minimum sample size of 10 results is required to report a clearance rate

## Weekly clearance rate, combined capital cities



## Summary of last week's results

The combined capitals hosted the busiest auction week since early June (2,918) last week, with 2,638 homes taken under the hammer. The previous week saw 2,402 homes auctioned, while this time last year, 2,781 auctions were held.

With 71.6% of auctions reporting a successful result, last week was the capitals' highest final clearance rate since early June 2023 (73.1%) and was the third time in five weeks where the rate settled above the 70% mark. The previous week's final clearance rate was 2.6 percentage points lower at 69.0%, while this time last year, 60.7% of auctions were successful.

Mirroring the combined capitals results, Melbourne also recorded both its busiest week since early June 2025 (1,516) and its highest final clearance rate since the week ending 4th June 2023 (72.6%), with 71.6% of the 1,311 homes auctioned last week reporting a successful result. The previous week saw 1,240 homes auctioned, with 69.5% returning a positive result, while this time last year, 59.5% of the 1,335 auctions held across the city were successful.

915 homes were auctioned across Sydney last week, up 10.4% on the week prior, but -9.3% lower than this time last year (1,009). After easing slightly over the previous two weeks, Sydney's final clearance rate bounced higher to 71.7% last week. The previous week's final clearance rate was 3.5 percentage points lower at 68.2%, while this time last year, 61.6% of Sydney auctions were successful.

Brisbane (171) was the busiest auction market across the smaller capitals last week, followed by Adelaide (123), Canberra (104) and Perth (10). Canberra recorded its strongest final clearance rate since mid-May 2022 (76.1%), with 76.0% of auctions reporting a positive result. Adelaide also reported its highest final success rate in more than a year, at 82.1%, while Brisbane's clearance rate dipped 7.8 percentage points week-on-week, to 61.9%. In Perth, six homes were successfully sold at auction with an additional two sold prior to auction, while none of the four auctions held in Tasmania last week reported successful results.

# Auction Market Preview

## Sub-region auction statistics (Final) - w/e 21 September 2025

Region	Clearance rate	Total auctions	Collected results	Cleared auctions	Uncleared auctions
Sydney sub-regions					
Central Coast	44.0%	25	25	11	14
Baulkham Hills and Hawkesbury	70.7%	41	41	29	12
Blacktown	78.1%	41	41	32	9
City and Inner South	76.0%	96	96	73	23
Eastern Suburbs	73.3%	86	86	63	23
Inner South West	77.4%	106	106	82	24
Inner West	72.5%	80	80	58	22
North Sydney and Hornsby	74.2%	151	151	112	39
Northern Beaches	73.5%	49	49	36	13
Outer South West	n.a.	6	6	3	3
Outer West and Blue Mountains	60.0%	10	10	6	4
Parramatta	75.6%	91	90	68	22
Ryde	69.4%	49	49	34	15
South West	60.9%	46	46	28	18
Sutherland	56.1%	41	41	23	18
Melbourne sub-regions					
Inner	68.6%	230	229	157	72
Inner East	70.4%	190	189	133	56
Inner South	69.5%	193	190	132	58
North East	72.8%	158	158	115	43
North West	76.9%	143	143	110	33
Outer East	80.4%	92	92	74	18
South East	66.9%	130	130	87	43
West	72.7%	143	143	104	39
Mornington Peninsula	73.3%	31	30	22	8
Regional SA4's					
Newcastle and Lake Macquarie	76.2%	21	21	16	5
Illawarra	58.8%	17	17	10	7
Gold Coast	45.8%	72	72	33	39
Sunshine Coast	43.1%	102	102	44	58
Geelong	55.6%	18	18	10	8

Note: A minimum sample size of 10 results is required to report a clearance rate

Cotality, on average, collects 99% of auction results each week. Clearance rates are calculated across properties that have been taken to auction over the past week.

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